



## 2 bed lower flat to buy in NE28

Barrasford Street, Wallsend, Tyne and Wear, NE28 0JZ

**£38,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground floor flat
- ✓ Two bedroom
- ✓ Tenant in situ
- ✓ Investment opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are pleased to introduce this charming two-bedroom lower ground flat, located in the ever-popular Wallsend area, now open for residential sale.

This delightful flat is situated on the ground floor, making it conveniently accessible. The layout consists of two spacious bedrooms, perfect for a small family or a professional couple. The property is warmed by efficient central heating and further complemented by double glazed windows. Partially carpeted floors induce warmth while adding a sense of elegance to the living spaces.

It boasts one exemplary reception room, a perfect setting for relaxing evenings and entertaining guests. The modern kitchen area is beautifully fitted with a range of wall and floor units, catering to all your culinary needs. The bathroom includes contemporary fixtures and fittings, ensuring complete functionality.

One of the notable aspects of this property is the existing tenant in situ, a reliable source of income for potential investors. Given its desirable location and promising rental yield, this property offers an excellent opportunity for those seeking a rewarding buy-to-let investment.

Wallsend, situated in a vibrant locality, provides an array of local amenities, public transportation and recreational facilities. The renowned Wallsend Park, perfect for a family day out or a simple stroll, is within walking distance. Additionally, the property benefits from being in close proximity to top-rated schools, supermarkets and eateries in and around the Wallsend area.

Don't miss out on this practical and well-appointed property within the heart of Wallsend. Contact Pattinson Estate Agents to arrange your viewing today.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 977

Price: Starting Bid £38,000

Property Type: Lower Flat

Parking: Allocated

Heating: Gas

## Front External



## Living Room

4.185m x 3.909m (13'8" x 12'9")



## Bedroom 1

3.715m x 3.953m (12'2" x 12'11")



## Kitchen

3.414m x 2.175m (11'2" x 7'1")



## Bathroom

2.319m x 1.472m (7'7" x 4'9")



## Rear Yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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